## TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \_\_1802.3.B(208.3) to permit side yard set back of 8 fee instead of the required 10 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) I would like to build a garage to house both my car and my camping trailer. In order to do this I have to turn the trailer sideways which would require a 14' garage.

This would cause the rear corner of the garage to reduce the side yard by 2 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.	
Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	Evelyn W. Sergent (Type or Print Name)  Evelyn W. Sorgent Signature	•
Signature	Signature	
Address	Type or Print Name)	
y and State	Signature	
Attoring for Petitioner:		
7 7 3 5	1 Harlow Court 666-9648	
or Print Name)	Address Phone No.	
The state of the s	Cockeysville, Maryland 21093 City and State	
Adiposs Biggs	Name, address and phone number of legal owner, contract ourchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.:	Address Phone No.	,
	Baltimore County, this 14th day	,
of April , 19.81, that the required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, as Commissioner of Baltimore County in Room 10.	e subject matter of this petition be advertised, as , in two newsparers of general circulation through- nd that the public hearing be had before the Zoning 06, County Office Building in Towson, Baltimore	5
County, on the 9th day of _	June 19.81, at 9:30 o'clock	

RE: PETITION FOR VARIANCE SW corner of Gateridge Rd. and Harlow Ct., 8th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

EVELYN W. SERGEANT and JIMMIE SERGENT, Petitioners

:::::::

Case No. 81-207-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Fursus at to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Hax Zimmerman Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 3rd day of June, 1981, a copy of the aforegoing Order was mailed to Evelyn W. Sergent and Jimmie C. Sergent, 1 Harlow Court, Cockeysville, Maryland 21093, Petitioners.

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

Mr. & Mrs. Jimmie C. Sergent 1 Earlow Ct. Cookeysville, Md. 21030

> BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received and accepted for filing this

WILLIAM E. HAMMOND Zoning Commissioner

Jimmie C. Sergent, et ux

Petitioner's Attorney

Vicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1981

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

\_\_\_A\_M,

Nicholas B. Commodari Chairman

MEMBERS Bureau of Department of

Traffic Engineering State Roads Commission Health Department

Project Planning Ruilding Department Board of Education Zoning Administration

Industrial

Development

Mr. & Mrs. Jimmie C. Sergent 1 Harlow Court Cockeysville, Maryland 21030

RE: Item No. 184 Petitioner - Jimmie C. Sergent, et ux Variance Petition

Dear Mr. & Mrs. Sergent:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining rembers felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NBC:bsc Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORK
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

May 12, 1981

Mr. William E. Hammond Zoning Commissioner County Office building Towson, Maryland 21204

> Re: Item #184 (1980-1981) Property Owner: Evelyn W. & Jimmie C. Sergent S/W corner Gateridge Rd. & Harlow Court Acres: 78.87/119.14 x 97.46/123.12 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

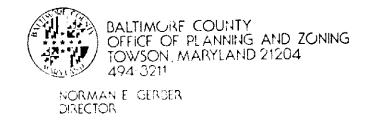
baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreements #86504 and #86610, executed in conjunction with the development of Springdale, of which this property comprises Lot 16, Block D, "Plat 2, a Part of Section I and Section II Springdale", recorded O.T.G. 31, Folio 147.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary arainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 184 (1980-1981).

RAM: EAM: FWR: SS cc: Jack Wimbley U-SW Key Sheet, 65 NE 1 Pos. Sheet NE 17 A Topo, 52 Tax Map



May 25, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #184, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owner: Evelyn W & Jimmie C. Sergent Location: SW/corner Gateridge Road & Harlow Court Acres: 78.87/119 14 x 97.46/123 12 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

John L. Wimbley Planner III Current Planning and Development BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond Zoning Commissioner

Date\_\_\_\_\_May 27, 1981 Michael S. Flanigan, Engineer Associate II

Zoning Comments

#184 185, 186 and 187.

With reference to ZAC meeting of April 14, 1981, the Department of Traffic Engineering has no comments for items

MSF/bza

Physing and Zoning.

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wantdxnot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the canting of the variance(s) requested will will not adversely affect the health, afety, and general welfare of the community, the variance(s) should /shouldk most be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of \_\_\_\_\_\_, 19.81\_\_\_\_, that the herein Petition for Variance(s) to permit a side yard setback of eight feet in lieu of the required ten feet, for the expressed purpose of constructing an attached enclosed garage to the existing dwelling, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of

> Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond, Zoning Commissioner May 18, 1931 TO Office of Planning and Zoning

FROM Mr. Ian J. Forrest SUBJECT\_\_\_\_\_Zoning Variance Items

The Faltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding

Item # 170 - Ellis J. and Doris A. Shifflett, Sr.

Item # 171 - Ale ia Tomassetti and E. Helen Buck

Item # 174 - Constantine J. Kaminaris, D.D.S.

Item # 176 - Carolyn A. Carwile

Item # 179 - Jerome J. and Joanne C. Cvach

Item # 180 - Stanley Penn Children's Trust

Item # 184 - Evelyn W. and Jimmie C. Sergent

Item # 186 - Four Villages Limited Partnership

Item # 188 - The Four Star Company

Item # 189 - Albert Raymond Dente

Item # 190 - Wilbur C. and Susan S. Hossfeld, Jr.

Item # 191 - Bobby and Georgia B. Sheets

Item # 193 - Richard Wayne and Kathleen Stansburge

Item # 198 - Frederick W. and Faye J. Kuehnl

Item # 200 - Richard E. and Marion P. Szymanski

Item # 201 - Stephen C. and Lynn Roth

IJF/fth

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

May 25, 1981

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE CHIEF

April 14, 1981

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Evelyn W. & Jimmie C. Sergent

Location: SW/Corner Gateridge Road & Harlow Court

zoning Agenda: Meeting of April 14, 1981

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at introdes or \_\_\_\_\_feet along an approved road in accordance wit. altimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vahicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Prote tion Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Leonge M'Negandt-Planning/Group
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

April 24, 1981 Nick Commodari Charles E. (Ted) Burnham

See comments

SUBJECT Meeting of April 1h, 1981

Zoning Advisory Committee

See comments

ITEM NO. 183 Standard Comment ITEM NO. 184

See comments - Important, Note "I" ITEM NO. 185

Standard Comment ITEM NO. 186 Standard Comment ITEM NO. 187 See Comments

ITEM NO. 188 See Comments ITEM NO. 189

Charles & Sumbon

Charles E. Burnham Plans Review Chief

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Date: April 8, 1981

Towson, Maryland - 21204

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: April 14, 1981

RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189 Property Owner: Location: Present Zoning: Proposed Zoring:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours;

Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

Morman E. Gerber, Director FROM \_\_\_\_Office of Planning and Zoning

SUBJECT Petition No. 81-207-A Item 184

Petition for Variance Southwest corner of Gateridge Road and Harlow Court Petitioner- Evelyn W. Sergent and husband

Eighth District

HEARING: Tuesday, June 9, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director Office of Planning and Zoning

NEG: JGH: ab

PETITION FOR VARIANCE

8th District

ZONING:

Petition for Variance

Southwest corner of Gateridge Road and Harlow Court LOCATION:

Tuesday, J.ne 9, 1981 at 9:30 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard set back of 8 feet instead of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3.B(208.3) - Minimum side yard set back in D.R.5.5 Zone.

All that parcel of land in the Eighth Election District of Baltimore County.

Being the property of Evelyn W. Sergent and husband, as shown on plat plan filed with the Loning Department.

Hearing Date: Tuesday, June 9, 1981 at 9:30 A.M. - Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

LEGAL DESCRIPTION:

Beginning on the southwest corner of Gateridge Road and

Beginning on the southwest corner or Gateriage Koad and Harlow Court, extenting 90.0 ft. on the south side of Harlow Court and 71.41 ft. on the west side of Gateriage Road as recorded in the land records of Baltimore County in Plat Book 31 reliable 147 lot #16 of Plat 2, Section I and II of Springdale otherwise known as 1 Harlow Court.

WNP/bp

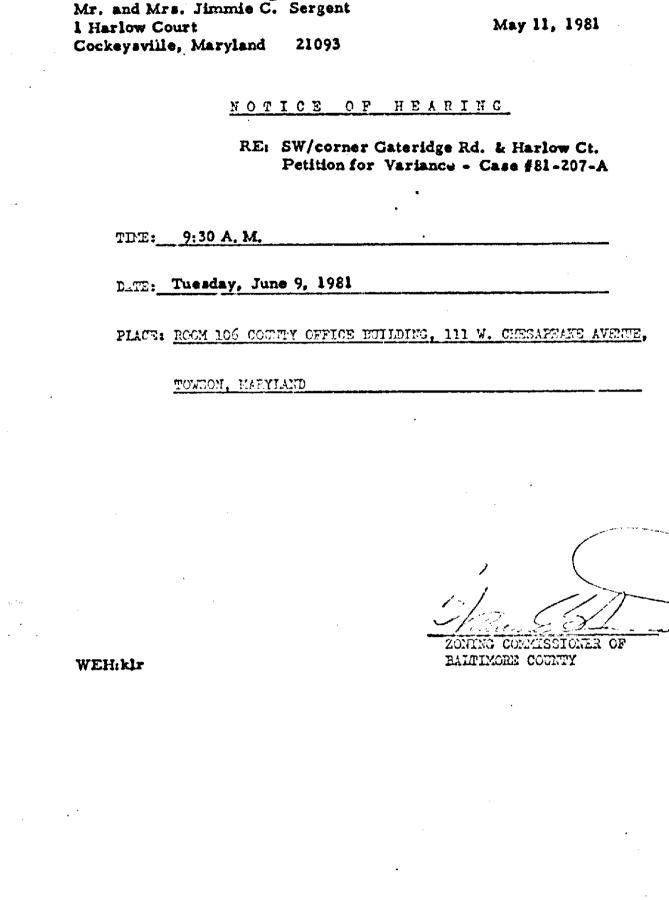
## INTER-OFFICE CORRESPONDENCE Mr. W. E. Hammond May 25, 1981 Zoning Commissioner Norman E. Gerber, Director FROM....Office of Planning and Zoning SUBJECT Petition No. 81-207-A Item 184 Petition for Variance Southwest corner of Gateridge Road and Harlow Court Petitioner- Evelyn W. Sergent and husband Eighth District 'EARING: Tuesday, June 9, 1981 (9:30 A.M.) There are no comprehensive planning factors requiring comment on this petition. Norman E. Gerody, Director Office of Planning and Zoning WEG:JGH:ab 81-207-A CERTIFICATE OF POSTING BALTIMORE COUNTY OFFICE OF PLANNING & ZONING ZOHING DEPARTMENT OF BALTIMORE COUNTY County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Date of Posting 5/24/8/ Received: \_\_\_\_ Check Filing Fee \$ 25.00 Petitioner Jimmie C. Seagest Submitted by Sauce Reviewed by ucn \*This is not to be interpreted as acceptance of the Petition for assignment of a MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet date by date by date by **FUNCTION** Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA 0972 Revised Plans: Reviewed by: Won Change in outline or description\_\_\_\_Yes

Map # 3D

Previous case:

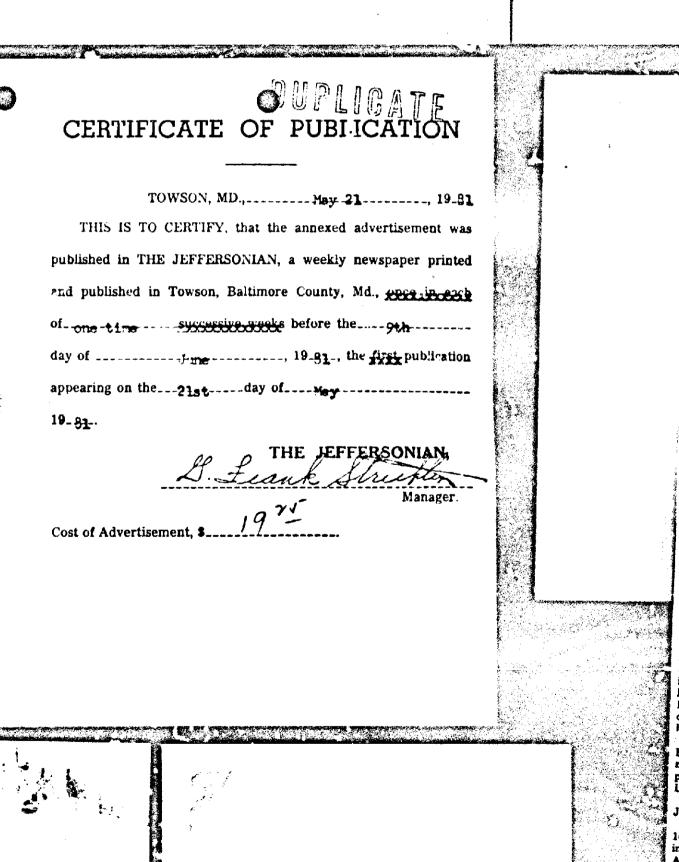
BACIMORE COUNTY, MARYOND

BALTIMORE COUNTY OFFICE OF PLANNING & ZON TOWSON, MARYLAND 21204 494-3353	
WILLIAM E HAMMOND ZONING COMMISSIONER	
Mr. and Mrs. Jimmie C. Sergen I Harlow Court Cockeysville, Maryland 21093	t.
RE:	Petition for Variance SW/c Gateridge Rd., & Harlow Ct. Case No. 81-207-A
Dear Mr. and Mrs. Sergent:	
This is to advise you that _ posting of the above property.	\$47.63 is due for advertising and
Flease make check payable Karen Riegel, Room 113, County before the hearing.	to Baltimore County, Maryland, and remit to Office Building, Towson, Maryland 21204
	Very truly yours,
	WILLIAM E. HAMMOND
	Zoning Commissioner
WEH:klr	
,	



PETITION FOR VARIANCE Sta DISTRICT

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County Office Build- 111 W. Chesapeake	
ue, Towson, Mary	

June 11, 1981

Mr. & Mrs. Jimmie C. Sergent 1 Harlow Court Cockeysville, Maryland 21093

> RE: Petition for Variance SW/corner of Gateridge Road and Harlow Court - 8th Election District Evelyn W. Sergent and husband -Petitioners NO. 81-207-A (Item No. 184)

Dear Mr. & Mrs. Sergent:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours.

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BY ORDER OF:

**Oge Essex Times** This is to Certify, That the annexed was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in Concessive weeks before the \_\_\_\_\_\_ day of 1 Man Publisher.

William E. Hammond

